HOME HUNTING TRIPS THROUGH THE SUBURBS OF NEW YORK

New Dwelling Round Which Should Interest the Prospective

Buyer.

This pretty seven room house of modified Jotsh Colonial design can be bought for 71.500, which includes the plot of land 40 y 100 feet on which it stands. The house is in one of the most substantial and atkactive suburban sections of Manhattan had yet is within the city limits. It pos-tances pratically at the city improvements. Of special interest to the praspective surchasers are the transit facilities, and n this respect the section is well favored. The principal mode of travel is by the victorically equipped ragincal. In addition, newwork of travel is served by a network of trailey lines which not only connect the district with Manhattan, but also make the sections to the cast and south readily accessible. For an addiional five cent fare direct connection may be had with the subway system, which makes practically every section of the city within easy reach

Ten More Rouses Building.

The house is a unit of a development which comprises seventy-five plots of land and is ready for immediate occu-pancy. Within the next month the ownrs will have at least ten more with prices ranging from \$10,000 to \$12,500 ready for inspection. All these homes will be of the Colonial type, with steam heat deptric lights, base pluge for brhamenta ighting and vacuum cleaner, parquet loors, tasteful electric lighting and stand-ard plumbing fixtures and also tiled sitchen and bathroom walls.

The development is fully improved with oated streets, trees and shrubs. It is sit-uated in an exclusive section of the suburb and the surrounding property is strictly residential. The station is nine minutes away and the trolley line touches one end

of the property.

A five minute walk will bring the resident to a park with lake that is maintained by the city and is as pretty a bit of scenery as one could hope to find in this section. The park covers seventy scress and is natural in its beauty. It has tennis courts, crequet grounds, &c., and in the winter the dity keeps the lake electrically lighted benefit of skatera

Viewed from the street, this house, with its massive white pillars and windows, suggests the Colonial note that is sounded throughout its seven rooms. The exterior is painted white, with vide sidings and brick or stucco chimney, as the buyer chooses. The roof is shingled and stained green. Emirance is direct into the living room, which has three large windows, and to the right an open fireplace of Dutch de-sign. The finish throughout the house is white or long white enamel, according to the buyer's choice. The floors are double BRISK DEMAND CONTINUES and the finish is seven-eighths oak par-

No Space Wanted.

Examination of the floor plans shown

AN AVAILABLE SUBURBAN

HOME gage paid off as quickly as possible and they, therefore, require that pay-ments of at least \$150 a year be made. This would, therefore, reduce the monthly carrying charges to the foltherefore,

lowing terms:-Interest on mortgage at 6%.....\$37.50 Monthly mortgage payment 12.50 Taxes (about)..... 22.00 Insurance 1.50

during the year at an average charge of \$6 a month. The commutation charge for a sixty trip ticket to Manhattan is \$7.81.

Any reader desiring information as to location or other details is invited to communicate with the Real Estate Ediby letter, addressed to No. 280 Broad-

FOR SUBURBAN PROPERTIES

above will show the sizes of the rooms. Colonial house in Corlies av., Petham, to The porch is twenty-seven feet long and Carl W. Schwinn; also for the Country sight wide. In the rear, opposite the and City Corporation a house in Pelham-

BATH ROOM CHAMBER CLO CHAMBER 10 x 13'8" CHAMBER 15'6" × 11 SECOND FLOOR PLAN

Berwin & Co. were the brokers.

J. W. Menger bought 15 to 17 West Sev-

enth st., an eleven-story loft, 25192, through Spotts & Sfarr, the. M. H. Raubitschek resold 166 Madison av. a four-sory building, to the Savoy Silk Mills. E. A. Turner represented the buyer. Mills, E. A. Turner represented the buyer.

M. Rosenthal sold for the Century Paper
Box Campany, Herry Engels president, the
seven-story loft, 65x72, at 27 to 33 Biesecker
three story front and rear brick building.

Engel, president, sold to William Fox, trai Union Trust Company 136 East 31st Inc., the seven-story loft, 25x100, at 64 Uni-

J. W. Mengel bought through Spotts & Starr, Inc., from A. H. Levy, the six-story

to enjoy all the attractive features of the another elient, the five-story business conveniences of the city. Adequate restrictions of the city and the conveniences of the city. Adequate restriction of the city and the city are city and the city and th

building, 20,10x116.3x irregular, to Morris The Brett & Goode Company sold for Magnus W. Alexander 162 and 164 East mark Closely Identified with lifth st., two three story buildings, 40.10x

st. to Herman Lezowsky. St. to Herman Lezowsky. Harry Cruikshank Company sold for the Cen-

Buyers in the Bronx.

Sylvan Court, a seven story apartment, Max Marx to D. John Thow, tanant, the S. D. Tamback and Harry Cahone

Company, the five-story building at 802 two 5 story apartments, 75x160, renting for Lexington av., corner of Sixty-second at., \$20,000; also sold to Mr. Mondschein Nos. 25.5x75, and immediately resold it to Rich382.986 Trinity av., a 5 story apariment, moved from Chambers street to Tenth
and Timmerman, tenant of corner store.

Sol Stern sold for Edward B. Marks and No. 892 Trinity av. was resold to an in-

those who are discriminating in their tastes, were placed on sale of all plots.

This action, combined with the advan-

Washington Heights conditions are a fair barometer of what the renting situation throughout the city is to be next practice is based on increased cost. ation throughout the city is to be next practice is based on increased cost or so have made every effort to bring autumn. It is perhaps the newest and Shados which used to be obtainable at about the removal as a whole of the repmost densely populated residential dis-trict of the upper section of Manhattan. for less than one dollar. Labor for paint-cerns which now, as formerly, character-What takes place there, where about half spondingly and managers have found it Leonard, Worth, White and Thomas the properties have been sold and in some necessary to eliminate former concessions. Streets.

Instances resold many times, is bound to And, what is unfortunate for the tenant. Exceptional opportunities for purchase

instances resold many times, is bound to reflect the renting conditions elsewhere. Notices are already being sent to present tenants of some houses asking for a decision by February 15 as to what they intend to do on October 1 next. Here is a movement begun eight months in advance of the expiration date of leases.

Brokers throughout the section agree that increased gost of maintenance and operation will necessarily require an increase in rentals. They contend that renting are at such levels as to indicate an approach to the point where the hue and cry will become so loud and unanimous that something will have to be done. They contend that renting the sound in the sound and unanimous that something will have to be done. They contend that renting the sound in the sound and unanimous that something will have to be done. They contend that renting the sound in the sou

CLOS.

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SERVANTS RM

7'8"X 8'6'

LIVING ROOM

13'x 18'

KITCHEN

PAHTRY

DINING ROOM 12'6" x 12'6"

PORCH \

WASHINGTON HEIGHTS RENTALS

WILL INCREASE NEXT AUTUMN

9'9'x 9

FEATURE UP

The state of the first and a fine of good and a service of the state of

JUILLIARD ESTATE SALE ON TUESDAY

Valuable Improved Business Properties To Be Auctioned Include Well Located Parcels.

An interesting and important test of the value of and the demand for real estate located in the Broadway and Leonard atreet sections of the old dry goods district, in the lower west side produce and warehouse districts and in the newer like and the section of the section isth at, and 5th av. mercantile sone, also to the new soith at and Broadway amusement centre, will be the Forthcoming sale, on February 10, of the properties to be auc-tioned by the estates of Helen Cossitt Juilliard and her husband, the like Augustus D. Juilliard. The holdings of these two estates are to be offered by Joseph P. Day, auctioneer, next Tuesday in the Real Estate Exchange salesroom,

14 Vesey st.

During the last year or two there has been considerable speculative activity is all of the districts in which the Juillians properties are located. There has been also a large amount of purchasing by the mercantile and warehouse interests occupancy." Almost invariably, however, such activity has been confined to the ab-sorption of properties that have been placed in the market one by one, as their owners saw fit to dispose of them, widespread interest that has been played in the Juilliard estates sales is to be traced, therefore, to not only existing scarcity of and demand for business buildings, but also to the fact that the executors of the two estates have ordered the sale of the properties involved by ab-

solute auction, without reserve.

Two improved properties to be sold include the twelve story loft building at Nor. 632 and 634 Broadway, through te Nos. 186 and 168 Crosby street, and the twelve story loft building at Nos. 32 to 2 West Eighteenth street. These two properties are big with speculative and investment potentialities, and should arouse a large amount of competitive bidding. In the same class, perhaps, but prob-

ably of more interest to buyers for occu-pancy, are the seven story loft buildings at Nos. 14 to 18 Leonard street, and the five story loft building at No. 35 Leonard street. These are in the heart of the old

"Old New York."

York city landmark is pressaged in the announcement that Joseph P. Day, auctioneer, will offer at absolute public auction, for the estate of the late James Renwick, the St. Denis Hotel property, at loft, 25x100, at 56 Thomas st. 160x112, at 305 West 150th st., northeast the southwest corner of Broadway and Charles F. Noyes Company resold for Corner of Bradhurst av., has been sold to Eleventh street, diagonally opposite Grace Max Marx to D. John Thow, tenant, the S. D. Ismbeck and Harry Cahone.

Jules Nehring sold to Louis Mondschein day, February 17, at noon, in No. 14 Vesey st.

John P. Peel Company sold for Dr. Ar. 50x100, renting for \$11,000; also sold to Mr. thur L. Newman to the Mildon Realty Mondschein, Nos. 550 and 852 East 167th st. untenanted, but for many years, or from hostelries in New York. The building, conveniences of the city. Adequate restrictions, not too exacting yet appealing to those who are discriminating in their average of the city. Adequate restrictions, not too exacting yet appealing to those who are discriminating in their average of the city. Adequate restrictions, and too exacting yet appealing to the buyer as attorney.

Max Marx sold to Abraham Koch two electric light and hot water service, could be readily remodelled into a first class.

Thomas R. Crawford and E. E. Thomas and for Catherine McCroken space in 194 the policy of the decided contrast it makes a sold 168 and 510 west 185th st., two three had been kept intact as part of the out the unpleasant features yet near side estate for many years. With the entered for individual and to make it his permanent home.

Year of the professional or business of the special policy of the cast at 195 to 184 the picture and the desires of the close of the University of the Schermer and the desires of the Old Revoort home.

Above is pictured the residence recently story dwelling, to T. H. Henry Hof leased for Henry A. Bade stead. When the Brevoort home of the University of the Univ



OLD ST DENIS HOTEL to be AUCTIONED

Handsome Home in Riverdale Sec-

tion Purchased by New

Jersey Investor. This action, combined with the advantages offered through the quick and numerous methods of transportation, excellent private and public schools, numerous market active this winter. Delayed action

This action, combined with the advantages offered through the quick and numerous methods of transportation, excellent private and public schools, numerous market active this winter. Delayed action

This action, combined with the advantages. Mager & Horan bought from the Kiebusham Leader, Inc., a 5 story apartment, 60x 10m Leader, Inc., a 5 story apartment, 60x 10m Leader, 10m Leade

RESIDENCE AT FIELDSTON, RECENTLY SOLD

market active this winter. Delayed action as least learn private and public schools, numerous end churches and shops in whenthy and opportunities for enjoyment of outdoor life, has building has resulted in a general properties of homes. Many residence this been responsible for the seady growth of periodic and the service of homes. Many residence this been responsible for the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the service of the seady growth of periodic and the seady growth of growth of gr

stored are much in evidence, is religious. Stored and stored are much in evidence, is religious. Blaine Ewing bought for make it his permanent home.

O'Reilly & Dunn and H. Feder sold for M. Dryer 504 and 506 West 186th st., a six story apartment, 63267.

Thomas R. Crawford and E. E. Thomas hit is permanent home are shad been kept intact as part of the decided contrast it makes with the noisy city streets and sights.

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